

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL  
PLANNING COMMITTEE

Virtual Meeting via Zoom video-conference  
Tuesday 19<sup>th</sup> May 2020 at 7.00 p.m.

**PRESENT:** Councillors Bowden, Buller, Chapman, Forward, Thomas and Sharp who was in the Chair. Ex Officio: Chairman Riordan  
Parish Clerk: Mr MJ Westwood & Parish Clerk Designate Miss NL Ideson

**APOLOGIES:** none, as all members were present.

**APPROVAL OF PLANNING COMMITTEE MINUTES:** Minute Pages 1482P-1484P of 28<sup>th</sup> April 2020 were approved to be signed by Councillor Sharp and made available at <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>.

**URGENT ITEMS** – there were no urgent items.

**COUNCILLOR DECLARATIONS:**

1. Declarations of Lobbying – All councillors declared they had been lobbied about 20/501907.
2. Declarations of Changes to the Register of Interests – none declared.
3. Declarations of Interest in Items on the Agenda – none declared.
4. Requests for Dispensation – none requested.

**FULL PLANNING APPLICATIONS:** (for recommendation)

20/501771 **Duckhurst Barn, Clapper Lane TN12 0JW** – Erection of a single storey annexe linked to main dwelling. Redesign post Refusal (20/500134) (SPC Approved Min 1474P, 1480P). Councillors acknowledged the reasons for refusal of application 20/500134. After lengthy discussion and by majority vote, it was RESOLVED to recommend APPROVAL to the MBC Planning Officer. Councillors also recommended that a condition be applied to tie the annexe to the main property.

**NON-MATERIAL AMENDMENT:**

20/501907 **GMS & D K Holdings Site at Station Approach TN12 0QN** - application in relation to 11/1944: Changes to the design of the external elevations, plant area and car parking area. The variation of Condition 11 regarding the approval of a car park management plan and Condition 20 regarding heavy duty curtains to the loading bay. Inclusion of a new plans condition listing all approved plans in order to facilitate the removal of all plans, statements and reports from the description of development. RESOLVED: recommend APPROVAL to the MBC Planning Officer. Councillors expressed some concern about the impact of possible glare from the high-level glazing and lighting. Councillors commented about errors on the submitted plan: southbound bus stop shown too far to the north; the new dwellings on the former Railway Tavern site were not shown. They also expressed concern about the proximity of the proposed roundabout to the new dwellings' access and to the northbound bus stop. It was agreed to take up these concerns with the applicant and appropriate representatives of KCC and MBC.

**REVISED DETAILS:**

20/501352 **Kent And Medway Adolescent Unit, Woodland House, Cranbrook Road TN12 0ER** - New emergency service road from existing car park for access to new S136 suite (facility for people who are detained by the Police under Section 136 of the Mental Health Act. It provides a 'place of safety' whilst potential mental health

needs are assessed under the Mental Health Act and any necessary arrangements made for ongoing care) at basement level of Woodlands House. Erection of new security fencing for S136 suite garden (SPC had recommended Approval Min 1483P). RESOLVED: recommend APPROVAL to the MBC Planning Officer.

### **TREE WORKS:**

- 20/501828 **1 Stanley Close TN12 OTA** - TPO Application for 1 x Oak tree to cut back one branch by 2m has grown close to garage. RESOLVED: recommend REFUSAL to the MBC Tree Officer. Councillors commented that the application did not give a clear picture of what pruning was proposed or justification for it.
- 20/501856 **Oast House, Aydhurst Farm, Marden Road TN12 OPD** - TPO Application to cut back branch of 1 x Tree 2m overhanging into garden from Oast House farm as excessive shading damaging the grass and tree planted in our garden and cut back one branch off 1 x tree hanging over shed. RESOLVED: recommend REFUSAL to the MBC Tree Officer. Councillors felt that the application did not substantiate the stated need for the tree works.

### **REPORTED DECISIONS:** (for noting)

- 19/505801 **Bletchingley Farm Industrial Estate, Pristling Lane** – Demolition of existing Oast house and stable building and erection of 2no. dwellings with associated works. MBC GRANTED with 15 conditions. SPC had recommended Approval (Min 1467P). NOTED by Councillors.
- 20/500688 **The Hop Picking Machine Shed, Mathurst Farm, Goudhurst Road** - Removal of original asbestos cladding and installation of replacement cladding (part retrospective) MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1479P). NOTED by Councillors.
- 20/501087 **Cricket Lodge, Cranbrook Road TN12 0EJ** - Partial demolition of existing single storey extension and erection of a two-storey extension together with extension to existing canopy MBC REFUSED. SPC had recommended Approval (Min 1479P). NOTED by Councillors.
- 20/501205 **42 Hurst Close** - Garage conversion into a habitable space MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1479P). NOTED by Councillors.

Chairman.....

**PUBLIC FORUM** – After discussion of 20/501907, a representative of the applicant said that he had noted Councillors' comments about some aspects of the development. He invited Councillors to send confirmation of the comments to him.

Proceedings ended at 8.05pm.